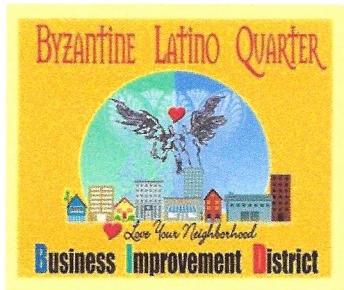


BLQ-Pico Bid Renewal Proposal



December 2017



BYZANTINE LATINO QUARTER-PICO BUSINESS IMPROVEMENT DISTRICT

December 4, 2017

Fellow BLQ-Pico Property Owners:

We are writing to introduce our plans to renew the BLQ-Pico Business Improvement District, which are presented in this brochure. These plans will continue the incredible success we have enjoyed over the past 14 years in attracting business and jobs to the District. They are the product of the hard work of a dedicated property owners' Board of Directors and its staff and vendors working on their behalf.

The BLQ-Pico BID has performed services that have been crucial to the commercial success of Pico Boulevard, including:

- Tons of trash removal
- Sidewalk pressure washing
- Graffiti removal
- Bulky item pick-up
- Street light medallions
- Street furniture maintenance
- Restaurant promotional banners
- Neon sign conversion to LCD

With the renewal of the BLQ-Pico District we are planning to improve these services even more. We want to continue participation by the largest property owners in the area, increase pressure washing from its current frequency, trim District trees, and improve trash collection in District alleys.

We want to encourage all District property owners to continue working together to improve and develop Pico Boulevard and attract new businesses and pedestrians to an already vibrant area. Pico Boulevard is the most heavily used Pedestrian Street in the area and as downtown Los Angeles continues to develop, this is the perfect opportunity to gain exposure to new visitors and consumers. Over 95% of the people traveling there are engaged in business. And 97% of those were attracted by BLQ BID services. The presence of this good foundation

provides the foundation for still more business volume improvements. Imagine our potential for the future!

If there were an alternative to assessing our properties to pay for needed services, all of the property owners that have been involved in putting this proposal together would gladly embrace it. Unfortunately, we don't see such an alternative. It is not realistic to clamor for City services that will not be forthcoming due to acknowledged financial constraints. Complaining about what "could be" or "should be" seems similarly hollow. We want improvements and services to benefit our business community. The only realistic way to accomplish this goal is to take matters into our own hands and adopt the business improvement district solution which has proven to work throughout the City of Los Angeles and across the nation.

We urge you to support the BLQ-Pico BID renewal.

Sincerely,

Leonardo Magana, President

Marc Tavakoli, Vice President

Fr. John Bakas, Board Member

Jacob Segal, Board Member

Ana Ricardo, Board Member

Vanessa Rivera, Board Member

Donald Swartz, Board Member



HERB J. WESSON, JR.
COUNCILMEMBER, 10TH DISTRICT
PRESIDENT, LOS ANGELES CITY COUNCIL

January 9, 2018

Dear Pico Boulevard Property Owner:

Over the past 10 years we have been very fortunate to have the Byzantine Latino Quarter-Business Improvement District (BLQ-Pico BID) performing vital services along Pico Boulevard that benefit the commercial properties located within its boundaries. These services have attracted customers to the area and helped build the businesses and its jobs that are enjoyed within the District today. We have learned that by working together, positive results can be achieved. However, there is more to do. That is the reason I'm writing to support the renewal of the BLQ-Pico BID and to urge you to do so as well.

The BLQ-Pico BID performs services over and above those that the City could provide. This includes: trash collection, pressure washing, graffiti removal, bulky item pick-up, tree trimming, street pole medallions, the "Dining Guide," and bright neon signage.

I understand that the BLQ-Pico BID has great plans for the future and Council District 10 will be an active supporter of those efforts to continue the improvement of our community. The District must be renewed in order for those plans to become a reality. The most important, next step you can take right now to enhance business and property values on Pico Boulevard is to sign a petition and vote to renew the BID.

Thank you for your support!

Sincerely,


HERB J. WESSON, Jr.
President, Los Angeles City Council
10th Council District

HJW:bg:slw





GILBERT A. CEDILLO

COUNCILMEMBER FIRST DISTRICT

November 17, 2017

Dear Pico Boulevard Property Owner:

Over the past 10 years we have been very fortunate to have the BLQ-Pico Business Improvement District performing vital services along Pico Boulevard that benefit the commercial properties located within its boundaries. These services have attracted customers to the area and helped build the businesses and its jobs that are enjoyed within the District today. We have learned that by working together, positive results can be achieved. However, there is more to do. That is the reason I'm writing to support the renewal of the BLQ-Pico BID and to urge you to do so as well.

The BLQ-Pico BID performs services over and above those that the City could provide. This includes: trash collection, pressure washing, graffiti removal, bulky item pick-up, tree trimming, street pole medallions, the "Dining Guide," and bright neon signage.

And we understand that the BLQ-Pico BID has more and better plans for the future. The First District City Council Office will be an active supporter of those efforts to improve our community even more. The District must be renewed in order for those plans to become a reality. The most important, next step you can take right now to enhance business and property values on Pico Boulevard is to sign a petition and vote to renew the BID.

Thank you for your support!

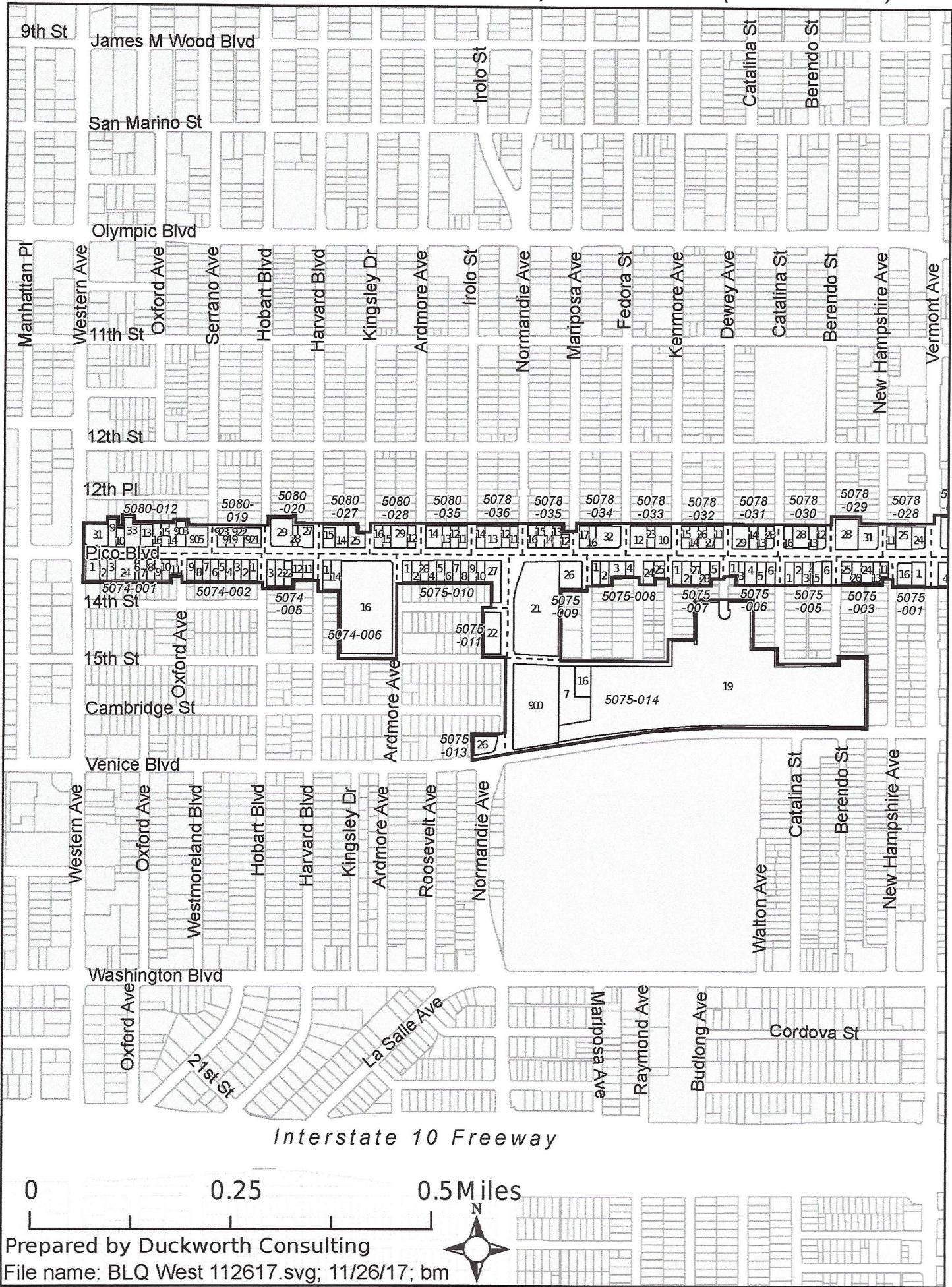
Sincerely,

A handwritten signature in black ink that reads "Gil Cedillo".

Gilbert Cedillo
Councilmember, First District

FC

Byzantine Latino Quarter/Pico Boulevard Business Improvement District (Western Portion)



Byzantine Latino Quarter/Pico Boulevard Business Improvement District (Eastern Portion)



BLQ - PICO BID CONCEPTUAL 2019 BUDGET

	<u>Assessments</u>	<u>Other</u>	<u>Totals</u>
I. <u>Landscaping, Sanitation, & Beautification</u>	\$120,000	\$6,316	\$126,316
Trash & Debris Collection			
Pressure Washing			
Graffiti & sticker removal			
Bulky Item Pick-up			
Tree Well Weeding			
Tree Trimming			
Special Projects			
II. <u>Marketing & Promotions Services</u>	\$4,000	\$211	\$4,211
Street Pole Banners			
Holiday Decorations (one (1) quarterly rotation)			
Web site development & operation			
BLQ Landmark Neon Rooftop Sign			
Printed newsletter preparation			
Graphics program			
Branding & marketing program			
Printing / advertising			
Stakeholders Communications			
III. <u>Policy Development & Management</u>	\$33,040	\$1,739	\$34,779
Management Contract (LANI)			
IV. <u>Office, Insurance, Accounting, & Other</u>	\$17,250	\$908	\$18,158
City Clerk Fee			
CPA			
Bookkeeper			
Insurance			
Telephone			
Other expenses			
V. <u>Total Budget</u>	\$174,290	\$9,174	\$183,464

Note: "Other" funds shown above are non-assessment monies paid by the City of Los Angeles that compensate for general benefits provided by the District.



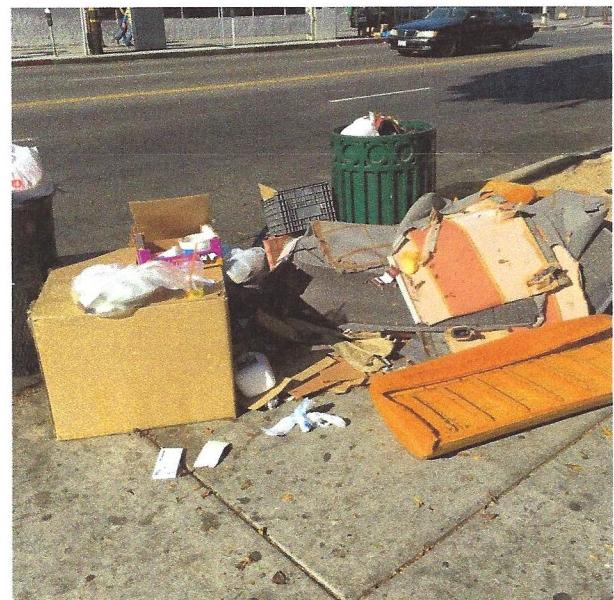
BYZANTINE LATINO QUARTER-PICO BLVD BUSINESS IMPROVEMENT DISTRICT

Keeping the Community Clean and Beautiful

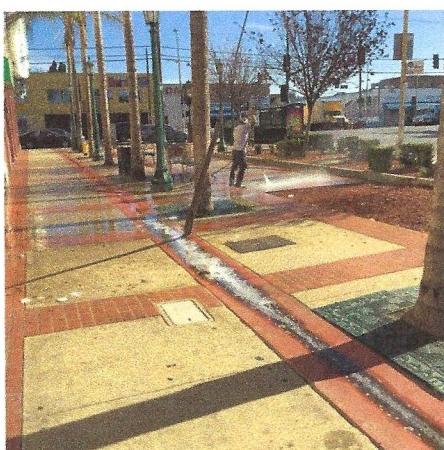


The Byzantine Latino Quarter Business Improvement District (BLQ BID) has been beautifying the community since 2006. Since 2006 the BLQ BID has:

- Removed more than 165,2634 bags of trash weighing more than 3.9 million pounds
- Hauled away more than 4,040 bulky items



- Conducted regular pressure washing at transit plazas and sidewalks
- Swept more than 792,000 pounds of trash from streets and sidewalks

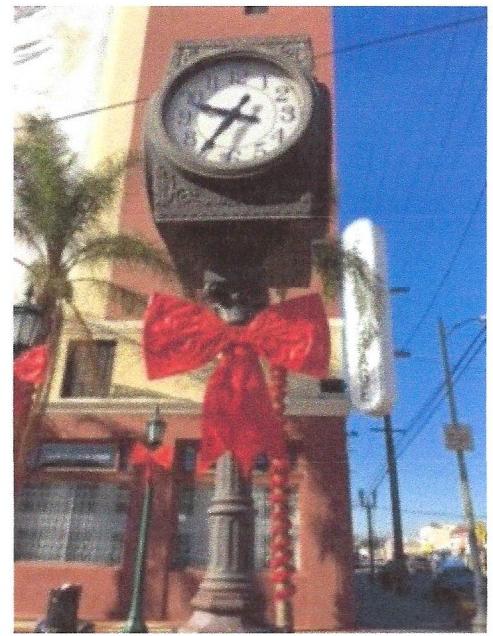


- Removed more than 7,820 instances of graffiti

- Converted BLQ BID sign from neon to LED lighting
- Installed 25 decorative medallions on light poles



- Promoted local restaurants through Dine Your District
- Organized community clean ups with local kids and parents
- Installed holiday decorations at Normandie and Hoover transit plazas



Future projects of the BLQ BID

- Trim over-grown trees
- Work with Council District 1 to establish an annual food festival
- Collaborate with Pico-Union Housing Corporation to improve building facades
- Develop a plan to attract downtown visitors to BID for shopping and dining

The Benefits of the BLQ BID

- An intercept survey was conducted of 546 individuals along Pico Boulevard. The survey concluded that 95% of the people along the district are shopping, buying, or engaging in a commercial activity.
- Through its services the BLQ Business Improvement District helps businesses thrive, attracts customers from all over Los Angeles, creates a clean and inviting environment and most importantly it helps keep vacancy rates low.

The BLQ Business Improvement District is currently up for renewal. For more information on how you can support the critical work of the BLQ BID please contact:



Darin French, BID Manager
Los Angeles Neighborhood Initiative
800 S. Figueroa Street, Ste. 970
Los Angeles, CA 90017
(213) 627-1822 x13
darin@lani.org

COMMENTARY

Neighborhoods Mean Business

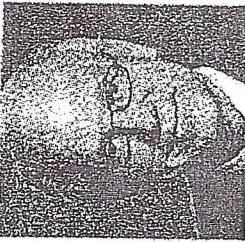
THINK of some of the business districts that have pulled off remarkable turnarounds in recent years in Los Angeles. Hollywood is certainly one example. It used to be a place where only tourists went.

For a few minutes anyway, until they fled in horror. Now, apparently everyone is going to Hollywood, judging from its traffic. In the ultimate sign of its turnaround, the chronic parking shortage is now the main complaint you hear about Hollywood.

Another obvious example is downtown Los Angeles. Full of interesting restaurants and a magnet for business, downtown also has become home for tens of thousands of young professionals seeking an urban antidote to L.A.'s sprawl.

And think of some of the business districts that are now striving to replicate that kind of a turnaround.

For example, in the Oct. 10 issue of the *Business Journal*, we featured San Pedro. Its funky little downtown area has some interesting shops and galleries, and the interior of the Warner Grand Theatre is worth a lingering look. San Pedro will get a boost beginning next summer when the U.S.S. Iowa battleship becomes a permanent dockside museum, bringing perhaps 450,000 tourists a year to within a few blocks of downtown San Pedro.



COMMENT

CHARLES CRUMPLEY

One more example of a business district on the verge of a comeback: Chinatown. You can read all about it in the front-page centerpiece article in this week's issue.

Question: What do these neighborhoods have in common?

Answer: an active business improvement district. Indeed, such a district, commonly called a BID, can be a true benefit. It can attack crime and grime, improve streetcapping and market the neighborhood. Probably its greatest value is simply getting property owners together in a room on a regular basis to come to agreement on what they want to accomplish in their neighborhood.

A BID is an official district with a defined boundary, and the property owners inside the borders must pay a regular special assessment that's like a tax but legally not. Often, the money is used to hire a small staff and carry out what the property owners want.

On the one hand, it's aggravating for property owners to, in effect, pay twice. Taxes are supposed to pay for police patrols, streetcapping and the like. But many cities are slowly bankrupting themselves by, for example, letting workers retire at age 55 with 90 percent of their salary. So the businesses have to pay special assessments to do what the cities fail to do or fail to do enough of.

But on the other hand, property owners in a BID can decide for themselves what they want done and how they want it done. Sure, they pay more, but they get what they want. And there's value in that.

What's more, a BID can do much more than paint over graffiti and hire private security guards. Effective ones, as in the examples above, can market their areas, host community events and generally be a public advocate for their neighborhood. If they are successful, property values in a BID may increase and rents rise.

To be sure, BIDs are no universal panacea. The property owners have to be willing to pay up — not easy in poor areas. The staff should be creative and effective despite their usually low budgets. And it certainly helps to be in a neighborhood where there's something to build on, something unique or at least interesting, such as Hollywood lore or Chinatown's culture.

But in Los Angeles — a city that earlier this month floated the idea of making property owners repair sidewalks that run through their land — don't be surprised if we see more businesses get together to create BIDs to take care of themselves.

And judging from the record of some of L.A.'s BIDs, that wouldn't be a bad thing.

*Charles Crumpley is editor of the *Business Journal*. He can be reached at ccrumpley@labusinessjournal.com.*

Pick Your Poison

What is your biggest concern about the economy: Europe, jobs or real estate?

Is another recession heading toward us? If so, some worry it could be triggered by the European debt crisis. Others look at the high unemployment rate or the stagnant housing market. So the *Business Journal* asks:

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BLQ-PICO PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

APN	PROPERTY OWNER	LOT AREA SF	LOT AREA BENEFIT UNITS	LOT AREA ASSESSMENT	IMPT AREA SF	IMPT AREA BENEFIT UNITS	IMPT AREA ASSESSMENT	PICO FRT FT	OTHER FRT FT	FRT FRT BENEFIT UNITS	FRT FT ASSESSMENT	TOTAL ASSESSMENT 2019	% of Total
1 5137034026	LUCKY DAND J LLC	5,606	\$79.65	\$128.06	5,175	5,175	\$63.24	45	0	45	\$270.95	0.16%	
2 5137034025	SCHWARTZ ELLIOT AND BEVERLY TRUST SCHWARTZ FAMILY TRUST	6,843	\$97.23	\$122.99	4,970	6,250	\$154.66	55	0	55	\$297.51	0.17%	
3 5137034024	SCHWARTZ ELLIOT AND BEVERLY TRUST SCHWARTZ FAMILY TRUST	6,247	\$88.76	\$153.43	6,200	6,200	\$153.43	50	0	50	\$313.69	0.18%	
4 5137034023	VIOLE FAMILY LLC	6,234	\$88.57	\$153.26	0	0	\$153.26	50	0	50	\$312.26	0.18%	
5 5137034022	VIOLE FAMILY LLC	6,235	\$88.59	\$153.85	6,235	6,235	\$153.85	50	0	50	\$311.93	0.18%	
6 5137034021	101 LENISON LLC	6,238	\$88.63	\$133.04	6,238	6,238	\$133.04	50	0	50	\$291.93	0.17%	
7 5137034020	CARSTEN COMPANY LLC ET AL	6,238	\$88.63	\$165.90	6,263	6,263	\$165.90	50	0	50	\$224.77	0.13%	
8 5137034019	NESLER JOHN JR	5,689	\$90.70	\$12,840	12,840	12,840	\$19,774	45	0	45	\$461.68	0.26%	
9 5137034018	HAIEM FARAWARZ N	5,682	\$80.73	2,055	50	50	\$50.05	45	0	45	\$63.24	0.11%	
10 5137034017	JAY BRUCE	6,248	\$88.74	0	0	0	\$159.01	50	0	50	\$159.01	0.09%	
11 5137034016	YANG SUNGHYUN MAND KYUNG H	5,625	\$62.55	\$79.92	4,344	4,344	\$161.48	50	0	50	\$77.28	0.04%	
12 5137034015	CASITLLO PICO PLAZA LLC	12,371	\$75.77	\$140.75	14,717	14,717	\$148.10	100	0	100	\$128.10	0.25%	
13 5137034014	SYSTEM III LLC	34,910	\$496.01	\$433.78	37,304	37,304	\$250.09	150	0	150	\$1,450.98	0.84%	
14 5137034013	EBRIANI JACOB AND FARIDEH TRUST EBRIANI FAMILY TRUST	6,226	\$88.46	\$12,759	6,226	6,226	\$12,759	50	0	50	\$250.09	0.14%	
15 5137034012	AGUEL ALBAM TRUST ALBAM GUEL TRUST	12,471	\$177.19	10,406	12,471	12,471	\$10,406	50	0	50	\$63.24	0.29%	
16 5137034011	LUBEN FRANCES TRUST LUBEN FAMILY TRUST AND SOLEYMANI BIJAN	6,223	\$88.42	6,200	12,386	12,386	\$153.43	50	0	50	\$70.26	0.18%	
17 5137034010	LUCKY DAND J LLC	6,227	\$88.47	0	0	0	\$159.01	50	0	50	\$159.01	0.09%	
18 5137034009	LUCKY DAND J LLC	6,250	\$62.55	9,750	6,250	6,250	\$142.29	50	0	50	\$70.26	0.17%	
19 5137034008	PICO CENTER	20,980	\$298.23	\$228.50	37,304	37,304	\$228.50	165	0	165	\$228.50	0.30%	
20 5137034007	ANICAL MOSAIC FUND LLP	20,980	\$550.02	\$550.02	61,413	61,413	\$519.74	150	0	150	\$210.79	0.14%	
21 5137034006	JACKMAN BARBARA A TRUST JACKMAN MARITAL TRUST	6,522	\$92.67	4,453	6,135	6,135	\$110.20	50	0	50	\$255.76	0.26%	
22 5137034005	SOLEYMANI BIJAN	6,176	\$87.75	13,763	12,386	12,386	\$153.43	50	0	50	\$70.26	0.29%	
23 5137034004	SOLEYMANI BIJAN	6,176	\$87.75	10,406	12,386	12,386	\$153.43	50	0	50	\$70.26	0.29%	
24 5137034003	1307 PICO LLC	8,234	\$88.47	6,200	116.99	116.99	\$159.01	100	0	100	\$35.37	0.18%	
25 5137034002	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	2,512	\$75.00	0	0	0	\$159.01	50	0	50	\$35.39	0.19%	
26 5137034001	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	14,883	\$211.46	14,440	14,883	14,883	\$211.46	60	0	60	\$432.76	0.53%	
27 5137034023	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	14,922	\$120.22	14,880	21,420	21,420	\$120.22	60	0	60	\$84.32	0.30%	
28 5137034022	BRICKETT LYNN B	14,922	\$120.22	14,880	14,880	14,880	\$120.22	60	0	60	\$70.26	0.18%	
29 5137034021	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	6,135	\$87.17	6,150	6,135	6,135	\$152.19	50	0	50	\$70.26	0.18%	
30 5137034020	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	6,135	\$87.32	6,250	6,146	6,146	\$154.66	50	0	50	\$70.26	0.18%	
31 5137034019	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	6,147	\$87.34	6,100	6,147	6,147	\$150.99	50	0	50	\$70.26	0.18%	
32 5137034018	MERAZ MICHAEL	6,151	\$87.34	6,100	6,151	6,151	\$150.99	50	0	50	\$70.26	0.18%	
33 5137034017	1419 PICO PROPERTY LLC	12,307	\$174.86	7,200	12,307	12,307	\$173.59	50	0	50	\$176.19	0.14%	
34 5137034016	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	6,842	\$62.55	6,777	6,842	6,842	\$142.29	100	0	100	\$84.32	0.38%	
35 5137034015	1ST HOOVER INVESTMENTS LLC	6,479	\$67.96	6,573	6,479	6,479	\$162.66	50	0	50	\$70.26	0.18%	
36 5136240220	YAGHOURI FARM INVESTMENTS LLC	8,588	\$101.70	12,386	8,588	8,588	\$126.71	55	0	55	\$126.71	0.18%	
37 513624019	SERRETT MARILYN COMPANY TRUST LORENZO FAMILY TRUST	28,082	\$399.00	16,825	28,082	28,082	\$320.79	176	0	176	\$442.66	0.72%	
38 513624009	MANDEL PHILIP AND SYLVIA TRUST MANDEL	73,376	\$104.69	56,922	73,376	73,376	\$108.71	160	0	160	\$178.54	0.17%	
39 5136230323	PICO AND ALVARADO LOS ANGELES LLC	35,197	\$50,09	27,340	35,197	35,197	\$108.71	168	0	168	\$1,161.50	0.93%	
40 5136230324	LABORERS INTERNATIONAL UNION OF AFL CIO LOCAL UNION	31,644	\$449.61	20,807	31,644	31,644	\$109.95	167	0	167	\$1,392.38	1.00%	
41 5136230215	NIKHAM INVESTMENT GROUP INC	5,595	\$75.00	5,582	5,595	5,595	\$138.15	112	0	112	\$227.65	0.26%	
42 5135035020	1330 PICO ASSOCIATES LLC	104,380	\$145.06	150,257	104,380	104,380	\$171.30	195	0	195	\$889.54	3.49%	
43 5135034021	PICONY LLC	7,156	\$101.70	4,227	7,156	7,156	\$104.90	54	0	54	\$152.23	0.26%	
44 5135034022	WU DARANEE WU TRUST	7,631	\$108.42	6,820	7,631	7,631	\$108.71	60	0	60	\$94.32	0.21%	
45 5135034023	SEGAL JACOB AND GERI S TRUST SEGAL FAMILY TRUST	5,084	\$128.48	5,192	5,084	5,084	\$128.48	40	0	40	\$292.30	0.21%	
46 5135034021	CHAVEZ ALFREDO M	10,179	\$144.63	13,692	10,179	10,179	\$163.95	80	0	80	\$773.27	0.44%	
47 5135034020	DECMA DEVELOPERS LLC	25,618	\$363.96	22,691	25,618	25,618	\$236.97	132	0	132	\$499.85	0.49%	
48 5135034019	98 CENTS ONLY STORES	18,624	\$284.61	11,088	18,624	18,624	\$274.39	146	0	146	\$363.96	0.55%	
49 5135034018	VIOLE FAMILY LLC	18,130	\$127.60	12,202	18,130	18,130	\$127.60	12,202	0	12,202	\$370.99	0.53%	
50 5135034017	CONTIERRAS ADAM C	9,127	\$128.68	0	0	0	\$301.95	112	0	112	\$264.26	0.33%	
51 5135034016	MANDO HOLDINGS LLC	15,700	\$223.07	12,386	15,700	15,700	\$223.07	58	0	58	\$81.51	0.12%	
52 5135034015	KUNIVA GROUP LLC	36,629	\$50,43	57,430	36,629	36,629	\$421.18	230	0	230	\$545.24	1.43%	
53 5135034014	HEESTY MIKE C AND SADIE J	9,541	\$115.56	16,570	9,541	9,541	\$115.56	16,570	0	16,570	\$615.53	0.35%	
54 5135034013	SUMAR PROPERTIES OF WEST PICO LLC	22,651	\$321.55	22,651	22,651	22,651	\$429.98	161	0	161	\$1,175.42	0.67%	
55 5135034012	TIFFY PROPERTIES LLC	34,318	\$467.06	23,949	34,318	34,318	\$502.65	146	0	146	\$555.41	0.53%	
56 5135034011	CONTRERAS ADAM C	16,983	\$241.44	15,824	16,983	16,983	\$351.59	86	0	86	\$397.69	0.50%	
57 5135034010	MANDO HOLDINGS LLC	11,835	\$188.15	10,200	11,835	11,835	\$252.41	60	0	60	\$94.32	0.23%	
58 5135034009	JUNG CHARLES J AND GRACE H	13,875	\$197.14	11,404	13,875	13,875	\$282.21	140	0	140	\$815.21	0.47%	
59 5135034008	1900 WEST PICO BLVD LLC	18,718	\$265.95	15,454	18,718	18,718	\$322.43	192	0	192	\$1,060.12	0.61%	
60 5135034007	SALVATION ARMY	8,500	\$100.00	7,500	8,500	8,500	\$185.60	170	0	170	\$615.53	0.35%	
61 5135034006	SMITH HARRIS AND JILL TRUST ET AL SMITH	13,287	\$188.79	17,041	13,287	13,287	\$196.73	145	0	145	\$335.86	0.41%	
62 5135034005	UNITED BUSINESS MANAGEMENT COMPANY LLC	33,793	\$480.14	17,041	33,793	33,793	\$421.70	210	0	210	\$1,499.08	0.86%	
63 5135034004	TORRES GEORGE AND ROBERT ETAL	64,678	\$61.00	11,821	64,678	64,678	\$52.65	157	0	157	\$480.42	2.80%	
64 5135034003	BRAL SAID COTRUSTEE SYB FAMILY TRUST LESSOR	6,693	\$95.10	0	0	0	\$60.38	94	0	94	\$366.31	0.21%	
65 5135034002	ALVAREZ NORBERTO AND MARIA TRUST ET AL HAZEL H OHTA TRUST	14,772	\$229.88	14,772	14,772	14,772	\$142.44	102	0	102	\$407.98	0.23%	
66 5135034001	OHITA GERALD E COMPANY TRUST ET AL HAZEL H OHTA TRUST	14,060	\$169.77	14,060	14,060	14,060	\$165.60	170	0	170	\$673.07	0.39%	
67 5135034000	MOVIMENTO PENTECOSTES RIOS DE AGUA VIVA INC	7,038	\$100.00	7,038	7,038	7,038	\$160.28	145	0	145	\$313.95	0.19%	
68 5135034009	LEE YUNG H	7,041	\$100.04	100.04	7,041	7,041	\$100.04	145	0	145	\$1,167.07	0.20%	
69 5080050112	YOUNG ELLEN ET AL TRUST GEORGE AND ELLEN YOUNG TRUST	14,076	\$7,045	14,076	14,076	14,076	\$107.70	51	0	51	\$264.19	0.27%	
70 5080050111	SHALOM DISABILITY MINISTRIES	7,005	\$7,005	7,005	7,005	7,005	\$189.98	51	0	51	\$451.42	0.31%	
71 5080050110	JRH LLC	7,009	\$99.53	7,009	7,009	7,009	\$187.70	51	0	51	\$264.19	0.28%	
72 5080050109	DUO 597 LLC	7,021	4,992	7,021	7,021	7,021	\$123.53	51	0	51	\$247.51	0.27%	
73 5080050108	DUO 597 LLC	7,021	4,992	7,021	7,021	7,021	\$123.53	51	0	51	\$247.51	0.27%	

B1Q-PICO PRID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

	APN	PROPERTY OWNER	LOT AREA SF	LOT AREA BENEFIT UNITS	LOT AREA ASSESSMENT	IMPT AREA SF	IMPT AREA BENEFIT UNITS	IMPT AREA ASSESSMENT	PICO FRT FT	OTHER STREET FRT FT	FRT FRT BENEFITS	FRT FT ASSESSMENT	TOTAL ASSESSMENT 2019	% of Total
74	508027015	CHOI DONG B AND MIHYE	8,870	8,870	\$126,03	2,580	2,580	\$63,85	\$10,94	\$10,94	0	\$290,89	\$48,76	0.28%
75	508027014	CHOI BAK AND MI H	12,056	12,056	\$171,29	4,442	4,442	\$237,82	\$73,92	\$73,92	0	\$111,02	\$293,25	0.17%
76	508027025	YOUN GWA S	11,010	11,010	\$156,43	2,987	2,987	\$237,16	\$11,457	\$11,457	0	\$257,16	\$47,51	0.28%
77	508020029	REALTY INCOME PROPERTIES 14 LLC LESSOR	24,067	24,067	\$341,95	5,533	5,533	\$233,52	\$131	\$131	0	\$106,70	\$106,70	0.61%
78	508020028	SOON HYE KIM TRUST SOON HYE KIM TRUST	13,088	13,088	\$165,96	10,237	10,237	\$233,33	97	97	0	\$144,76	\$144,76	0.44%
79	508020027	LA UNIFIED SCHOOL DISTRICT	6,502	6,502	\$5,863	0	0	\$232,43	32	32	0	\$76,71	\$76,71	0.44%
80	508019822	LA UNIFIED SCHOOL DISTRICT	6,505	6,505	\$167	88,05	88,05	\$232,23	0	0	0	\$163,93	\$163,93	0.09%
81	508019821	LA UNIFIED SCHOOL DISTRICT	13,027	13,027	\$170,81	1,000	1,000	\$24,75	108	108	0	\$177,36	\$177,36	0.30%
82	508019819	LA UNIFIED SCHOOL DISTRICT	6,505	6,505	\$169	\$87,93	\$87,93	\$232,88	0	0	0	\$163,82	\$163,82	0.09%
83	508019818	LA UNIFIED SCHOOL DISTRICT	18,819	18,819	\$17,67	224,02	224,02	\$232,36	54	54	0	\$59,39	\$59,39	0.34%
84	508019815	LA UNIFIED SCHOOL DISTRICT	9,607	9,607	\$130,56	0	0	\$232,37	125	125	0	\$124,88	\$124,88	0.12%
85	508019813	LA UNIFIED SCHOOL DISTRICT	21,500	21,500	\$305,48	6,800	6,800	\$232,43	100	100	0	\$14,28	\$14,28	0.35%
86	508019811	DECOLAGE VENTURES LLC	17,594	17,594	\$249,98	9,637	9,637	\$232,48	126	126	0	\$89,51	\$89,51	0.49%
87	508019810	RHM DEVELOPMENT INC	7,388	7,388	\$104,70	0	0	\$232,48	131	131	0	\$70,28	\$70,28	0.10%
88	508019816	YI CHAE P	7,203	7,203	\$102,34	3,944	3,944	\$232,48	50	50	0	\$63,24	\$63,24	0.10%
89	508019815	YI CHAE P	6,527	6,527	\$92,74	9,44	9,44	\$232,48	45	45	0	\$114,28	\$114,28	0.18%
90	508019814	EAST LOS ANGELES KOREAN CONG OF JEHOVAH'S WITNESSES	10,567	10,567	\$150,14	2,374	2,374	\$232,48	75	75	0	\$105,40	\$105,40	0.18%
91	508019813	CHUNG YUN J AND KATHY J TRUST YUN J AND KATHY CHUNG TR	5,869	5,869	\$133,39	2,549	2,549	\$232,48	50	50	0	\$70,28	\$70,28	0.12%
92	508019810	3073W PICO LLC	8,506	8,506	\$102,86	10,322	10,322	\$232,48	50	50	0	\$46,65	\$46,65	0.28%
93	507830614	KIM STEVE Y AND JIN DIK TRUST KIM FAMILY TRUST	7,058	7,058	\$100,28	4,313	4,313	\$232,48	51	51	0	\$265,60	\$472,61	0.27%
94	507830613	KIM STEVE Y AND JIN DIK TRUST KIM FAMILY TRUST	14,126	14,126	\$200,71	6,760	6,760	\$232,48	103	103	0	\$144,74	\$144,74	0.29%
95	507830612	LEE DING J AND SOON H	7,059	7,059	\$100,44	7,224	7,224	\$232,48	51	51	0	\$11,67	\$11,67	0.20%
96	507830611	LEE DING J AND SOON H (Péter Pan Market)	7,079	7,079	\$100,58	7,038	7,038	\$232,48	51	51	0	\$50,34	\$50,34	0.31%
97	507830611	JULIAS LAINNE J CONTRSTITUTE ISMENE JULIAS	7,084	7,084	\$100,65	5,100	5,100	\$232,48	138	138	0	\$235,60	\$235,60	0.28%
98	507830516	JULIAS LAINNE J CONTRSTITUTE ISMENE JULIAS	7,087	7,087	\$100,69	3,570	3,570	\$232,48	51	51	0	\$20,71	\$20,71	0.15%
99	507830515	JULIAS LAINNE J CONTRSTITUTE ISMENE JULIAS	7,080	7,080	\$100,74	6,834	6,834	\$232,48	51	51	0	\$11,67	\$11,67	0.10%
100	507830514	YB REAL ESTATE PROPERTIES	7,094	7,094	\$100,79	3,060	3,060	\$232,48	51	51	0	\$31,63	\$31,63	0.20%
101	507830513	LEVKOVITZ BATTA TRUST BATTA LEVKOVITZ TRUST	4,351	4,351	\$81,82	2,511	2,511	\$232,48	150	150	0	\$184,09	\$184,09	0.42%
102	507830512	ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES	20,190	20,190	\$268,86	8,668	8,668	\$232,48	128	128	0	\$387,85	\$387,85	0.42%
103	507830512	ORELIANA PEDRO A AND ROSA I	6,668	6,668	\$123,16	5,535	5,535	\$232,48	63	63	0	\$262,46	\$262,46	0.27%
104	507830417	RODRIGUEZ JOSE J	7,078	7,078	\$78,64	1,602	1,602	\$232,48	40	40	0	\$174,50	\$174,50	0.10%
105	507830416	PICO AND KENMORE PROPERTY LLC	6,977	6,977	\$99,13	3,374	3,374	\$232,48	51	51	0	\$204,80	\$204,80	0.12%
106	507830312	WOOING TAE PLACE LLC	14,258	14,258	\$202,58	35,992	35,992	\$232,48	103	103	0	\$340,08	\$340,08	0.82%
107	507830312	NINE STAR LIMITED PARTNERSHIP	14,262	14,262	\$220,21	3,588	3,588	\$232,48	139	139	0	\$82,58	\$82,58	0.15%
108	507830310	TOM SONNY N TRUST SONNY N TRUST	7,053	7,053	\$100,17	2,664	2,664	\$232,48	51	51	0	\$260,67	\$260,67	0.14%
109	507830310	LEE HO AND HO PARTNERSHIP	7,050	7,050	\$101,65	3,876	3,876	\$232,48	51	51	0	\$237,78	\$237,78	0.14%
110	507830310	ART BILL COMPANY LLC	7,149	7,149	\$101,57	3,952	3,952	\$232,48	139	139	0	\$267,00	\$267,00	0.16%
111	507830310	SHOKURAN MISHEL TRUST AND MISHEL SHOKURAN TRUST	7,159	7,159	\$101,72	6,090	6,090	\$232,48	51	51	0	\$171,67	\$171,67	0.10%
112	507830310	SHIN DIANNE S TRUST DIANNE SHIN TRUST	14,348	14,348	\$203,86	6,114	6,114	\$232,48	140	140	0	\$341,48	\$341,48	0.40%
113	507830310	WOONG TAE INC	6,919	6,919	\$9,95	3,635	3,635	\$232,48	181	181	0	\$255,35	\$255,35	0.25%
114	507830310	RAMIREZ ADRIAN B AND ELIZABETH M	7,173	7,173	\$101,92	0	0	\$232,48	51	51	0	\$171,67	\$171,67	0.10%
115	507830310	2815 PICO LLC	7,177	7,177	\$101,97	8,109	8,109	\$232,48	51	51	0	\$374,31	\$374,31	0.33%
116	507830310	SAVIS PICO LLC	13,808	13,808	\$193,35	9,360	9,360	\$232,48	103	103	0	\$144,74	\$144,74	0.26%
117	507830310	SANCHEZ MILDRED ET AL	6,988	6,988	\$98,00	3,867	3,867	\$232,48	132	132	0	\$247,65	\$247,65	0.27%
118	507830310	SAVIS PICO LLC	12,020	12,020	\$100,00	7,197	7,197	\$232,48	51	51	0	\$211,92	\$211,92	0.16%
119	507830310	2675 WEST PICO BOULEVARD	9,954	9,954	\$88,90	1,315	1,315	\$232,48	132	132	0	\$362,95	\$362,95	0.22%
120	507830310	KOREAN SAH-LAN PRESTIBERIAN CHURCH CORPORATION	18,500	18,500	\$224,44	1,606	1,606	\$232,48	121	121	0	\$551,52	\$551,52	0.46%
121	507830310	KIM BANG J TRUST KIM TRUST	12,543	12,543	\$377,13	36,252	36,252	\$232,48	186	186	0	\$462,33	\$462,33	0.10%
122	507830310	GAF MANAGEMENT LLC	14,101	14,101	\$200,35	5,148	5,148	\$232,48	100	100	0	\$140,53	\$140,53	0.21%
123	507830310	ARCP U PORTFOLIO II LP	11,272	11,272	\$160,16	324	324	\$232,48	132	132	0	\$286,11	\$286,11	0.27%
124	507830310	KIC INVESTMENT LLC	7,000	7,000	\$128,71	9,128	9,128	\$232,48	52	52	0	\$271,21	\$271,21	0.27%
125	507830310	LA CITY	9,937	9,937	\$128,64	0	0	\$232,48	141	141	0	\$140,53	\$140,53	0.23%
126	507830310	LUXOR PROPERTIES INC	13,467	13,467	\$491,42	34,587	34,587	\$232,48	100	100	0	\$281,05	\$281,05	0.24%
127	507830310	PROFOUND LLC	9,942	9,942	\$241,26	0	0	\$232,48	171	171	0	\$771,49	\$771,49	0.91%
128	507830310	BAY CITIES DISCOUNT KITCHEN AND APPLIANCES INC	19,933	19,933	\$283,21	12,361	12,361	\$232,48	103	103	0	\$422,31	\$422,31	0.24%
129	507830310	PARA ANGEL A AND ARGE E JR	6,718	6,718	\$95,84	35,456	35,456	\$232,48	100	100	0	\$140,53	\$140,53	0.24%
130	507830310	MONK CHARLES T AND TOKI I	17,050	17,050	\$242,25	15,947	15,947	\$232,48	112	112	0	\$375,49	\$375,49	0.42%
131	507830310	KIM NEUNG S AND SONG Z ET AL KIM FAMILY TRUST AND	21,749	21,749	\$130,35	15,370	15,370	\$232,48	145	145	0	\$485,95	\$485,95	0.28%
132	507830310	ELDEN ELM SP	16,588	16,588	\$226,69	6,500	6,500	\$232,48	110	110	0	\$365,65	\$365,65	0.35%
133	507830310	LA CITY PLAYGROUND	7,000	7,000	\$98,46	6,500	6,500	\$232,48	140	140	0	\$171,91	\$171,91	0.44%
134	507830310	LOXOR PROPERTIES INC	7,171	7,171	\$101,89	6,580	6,580	\$232,48	140	140	0	\$351,97	\$351,97	0.30%
135	507830310	KY S INC	13,467	13,467	\$191,34	7,055	7,055	\$232,48	137	137	0	\$323,21	\$323,21	0.40%
136	507830310	52,272	52,272	\$742,69	24,98	24,98	\$232,48	37	37	0	\$721,97	\$721,97	0.24%	
137	507830310	MONK CHARLES T AND TOKI I	6,718	6,718	\$95,84	6,240	6,240	\$232,48	103	103	0	\$236,09	\$236,09	0.24%
138	507830310	KIM NEUNG S AND SONG Z ET AL KIM FAMILY TRUST AND	17,050	17,050	\$242,25	6,477	6,477	\$232,48	112	112	0	\$478,23	\$478,23	0.43%
139	507830310	LEE DING J AND SOON H	21,749	21,749	\$130,35	15,370	15,370	\$232,48	145	145	0	\$344,55	\$344,55	0.33%
140	507830310	LA CITY HIGH SCHOOL	16,588	16,588	\$226,69	6,500	6,500	\$232,48	110	110	0	\$305,37	\$305,37	0.33%
141	507830310	ARCHDIOCESE OF LA EDUCATION AND WELFARE CORPORATI	14,224	14,224	\$129,72	10,000	10,000	\$232,48	140	140	0	\$1,145,55	\$1,145,55	1.77%
142	507830310	ARCHDIOCESE OF LA EDUCATION AND WELFARE CORPORATI	14,224	14,224	\$129,72	10,000	10,000	\$232,48	140	140	0	\$19,62,46	\$19,62,46	10.98%
143	507830310	ARCHDIOCESE OF LA EDUCATION AND WELFARE CORPORATI	14,224	14,224	\$129,72	10,000	10,000	\$232,48	140	140	0	\$410,50	\$410,50	0.24%
144	5078													

BLO-PICO PID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

	APN	PROPERTY OWNER	LOT AREA SF	LOT AREA BENEFIT UNITS	LOT AREA ASSESSMENT	IMPT AREA SF	IMPT AREA BENEFIT UNITS	IMPT AREA ASSESSMENT	PICO FRT FT	OTHER STREET FRT FT	FRT FTT BENEFIT UNITS	FRT FTT ASSESSMENT	TOTAL ASSESSMENT 2019	% of Total
150	5075010009	WMASTERS CONSTRUCTION MANAGEMENT INC	6,504	\$92.41	\$113.29	4,578	4,578	\$113.29	50	0	50	\$70.26	\$275.96	0.16%
151	5075010008	OH CHANG AND HEE LIVING TRUST	6,504	\$92.41	\$113.29	3,500	3,500	\$86.61	50	0	50	\$70.26	\$249.29	0.14%
152	5075010007	KIM ELLIEN	6,506	\$92.44	\$112.7	1,127	1,127	\$55.31	50	0	50	\$70.26	\$198.02	0.11%
153	5075010006	OH JENNIFER ET AL	6,506	\$92.44	\$112.7	1,049	1,049	\$25.98	50	0	50	\$70.26	\$168.68	0.10%
154	5075010004	CHA JONG WAND SOON A TRUST ET AL CHA FAMILY TRUST AND	6,506	\$92.44	\$112.7	4,790	4,790	\$50	0	0	50	\$70.26	\$281.24	0.13%
155	5075010002	CHA JONG WAND SOON A TRUST ET AL CHA FAMILY TRUST AND	6,507	\$92.45	\$112.7	5,000	5,000	\$123.73	50	0	50	\$70.26	\$286.45	0.13%
156	5075010001	E R K PROPERTIES LLC	6,510	\$92.50	\$108.42	1,790	1,790	\$44.30	50	0	50	\$70.26	\$207.06	0.12%
157	5075010000	ROMAN CATHOLIC ARCHBISHOP OF LA	7,631	\$108.42	\$23,326	2,250	2,250	\$55.68	60	127	187	\$262.79	\$348.89	0.24%
158	5075008026	ST SOPHIA FOUNDATION	157,687	\$24,200.46	\$331.42	14,782	14,782	\$366.05	143	111	168	\$437.04	\$1,513.48	3.15%
159	5075008021	AIN IN SUK	6,564	\$93.26	\$115.26	5,970	5,970	\$145.26	65	100	165	\$231.87	\$486.74	0.27%
160	5075008024	SHOET DAVID AND KHALILI NAZLA	9,099	\$92.28	\$128.28	4,460	4,460	\$110.37	65	140	205	\$286.08	\$527.77	0.30%
162	5075008004	D AND D PARTNERS LLC	4,670	\$66.35	\$74.44	3,744	3,744	\$22.65	52	90	142	\$198.55	\$538.55	0.24%
163	5075008003	SIM THIERA MARK	10,180	\$144.36	\$62.40	6,240	6,240	\$154.42	104	0	104	\$44.92	\$145.15	0.12%
164	5075008002	Hwang Kees Sand Betty B Trust Hwang Family Trust	7,280	\$103.44	\$3,200	3,200	3,200	\$77.21	52	0	52	\$73.07	\$253.72	0.15%
165	5075008001	PICO COLLECTION MART	7,280	\$103.44	\$7,280	7,280	7,280	\$80.15	52	140	192	\$68.81	\$553.40	0.32%
166	5075007028	LISTER BRADLEY A TRUST BRADLEY A LUSTER TRUST AND	8,038	\$11.21	\$6,840	6,840	6,840	\$68.26	57	0	57	\$80.10	\$307.17	0.18%
167	5075007027	LISTER BRADLEY A TRUST BRADLEY A LUSTER TRUST AND YOUNG LYDIA	8,039	\$11.21	\$8,039	4,580	4,580	\$112.84	57	0	57	\$80.10	\$482.77	0.28%
168	5075007005	YOUNG LYDIA	5,725	\$81.34	\$7,306	7,306	7,306	\$180.80	57	100	157	\$220.63	\$533.95	0.30%
169	5075007002	KIM SON HEUNG TRUST SIN HEUNG KIM TRUST	8,038	\$11.21	\$6,643	3,744	3,744	\$139.64	57	0	57	\$80.10	\$338.85	0.19%
170	5075007001	VAPNIK MARK	8,038	\$11.21	\$18,096	18,096	18,096	\$447.81	57	140	197	\$276.84	\$444.92	0.24%
171	5075006006	SIM THIERA	8,056	\$11.46	\$7,540	7,540	7,540	\$188.59	57	140	197	\$276.84	\$577.89	0.19%
172	5075006003	PEDRAZA ANTONINO AND MARIA	8,038	\$11.46	\$120.76	4,880	4,880	\$120.76	57	0	57	\$80.10	\$315.07	0.18%
173	5075006004	PEDRAZA ANTONINO AND MARIA	10,617	\$150.85	\$77.56	7,377	7,377	\$182.55	76	0	76	\$106.80	\$440.20	0.22%
174	5075006003	BORHORQUEZ OLIVIA TRUST BOHORQUEZ FAMILY TRUST	5,459	\$65.23	\$3,416	3,416	3,416	\$84.53	39	0	39	\$116.90	\$329.76	0.12%
175	5075006001	NANKING JOHN AND JANE TRUST	4,591	\$114.46	\$2,910	2,910	2,910	\$72.01	57	80	137	\$92.52	\$398.78	0.19%
176	5075006006	BEREUDO PROPERTY PARTNERS LLC	9,056	\$114.46	\$7,980	7,980	7,980	\$157.48	57	140	197	\$276.84	\$538.78	0.30%
177	5075005005	YOON CHANG S	8,039	\$80.99	\$23,500	4,980	4,980	\$172.84	57	0	57	\$80.10	\$307.16	0.18%
178	5075005004	ZUNIGA FRANCISCO AND GUADALUPE	7,000	\$7,000	\$7,000	868	868	\$21.48	15	0	15	\$72.06	\$32.95	0.06%
179	5075005003	YOON CHANG S	6,989	\$69.44	\$2,221	2,221	2,221	\$54.96	50	0	50	\$70.26	\$224.67	0.15%
180	5075005001	YOON CHANG J	8,034	\$11.15	\$17.51	\$187.35	\$187.35	\$57	140	197	\$276.84	\$78.34	0.33%	
181	5075005002	PINTO MICHAEL TRUST PINTO CHARITABLE UNITRUST	7,941	\$112.83	\$7,930	7,930	7,930	\$196.24	59	0	59	\$91.98	\$445.47	0.22%
182	5075005026	PINTO MICHAEL TRUST PINTO CHARITABLE UNITRUST	8,313	\$11.11	\$5,120	5,120	5,120	\$126.70	66	130	196	\$275.43	\$260.25	0.30%
183	5075005025	KIM FAMILY TRUST	8,068	\$128.84	\$8,220	8,220	8,220	\$218.26	70	0	70	\$88.37	\$454.47	0.26%
184	5075005024	PARK YOUNG S	6,239	\$66.65	\$12,400	6,239	6,239	\$306.85	48	0	48	\$67.45	\$482.96	0.22%
185	5075005023	BLUE SAVANNAH INVESTMENT COMPANY LLC	4,412	\$62.69	\$7,504	7,504	7,504	\$185.70	48	82	140	\$196.74	\$445.12	0.24%
187	5075005016	UNITED METHODIST MINISTRIES LOS ANGELES DISTRICT	10,350	\$147.06	\$37,298	7,655	7,655	\$922.99	95	115	201	\$282.46	\$1,152.50	0.78%
188	5075005010	SCHMIDTZ DEBORAH B TRUST ET AL DEBORAH B SCHMIDTZ	12,108	\$72.01	\$17,624	17,624	17,624	\$458.13	97	140	227	\$318.00	\$927.13	0.55%
189	5075005016	ARCHDIOCESE OF LA EDUCATION AND WELFARE CORPORATION	18,429	\$61,618.00	\$1,526.62	6,161	6,161	\$1,526.62	316	53	573	\$149.28	\$5,985.91	0.30%
190	5075006014	KOU SHU AND SHAN C	13,677	\$195.39	\$6,840	6,840	6,840	\$169.26	60	98	118	\$165.82	\$530.98	0.27%
191	5075006012	GRUJALA GUILLERMO	6,279	\$69.21	\$7,673	4,763	4,763	\$142.61	51	122	173	\$243.11	\$474.94	0.27%
192	5075006022	LISTER RUTKIN CATHERINE L TRUST C LISTER RUTKIN TRUST AN	8,321	\$86.65	\$12,400	4,633	4,633	\$114.63	53	0	53	\$74.48	\$37.36	0.15%
193	5075006011	BAE SUSAN	7,354	\$118.23	\$7,655	7,655	7,655	\$187.46	65	114	178	\$250.14	\$533.29	0.21%
194	5075006010	KIM PAUL U AND SUN A TRUST KIM FAMILY TRUST	7,293	\$104.49	\$3,062	1,920	1,920	\$189.43	64	114	178	\$253.19	\$313.14	0.31%
195	5075006003	LISTER DORIS L TRUST LISTER TRUST AND	8,318	\$118.18	\$8,480	8,480	8,480	\$204.49	52	160	212	\$297.92	\$711.08	0.41%
196	5075006002	AMIRA CHANCE LLC	6,518	\$65.18	\$8,246	8,246	8,246	\$204.06	53	0	53	\$398.02	\$337.77	0.22%
197	5075006001	CHOE VICTOR AND LI LIVING TRUST	6,085	\$66.46	\$8,440	8,440	8,440	\$205.03	51	127	178	\$250.14	\$437.77	0.25%
198	5075002008	TAEK SOO LIM	6,279	\$69.21	\$8,220	4,763	4,763	\$118.78	48	0	48	\$97.45	\$37.36	0.15%
199	5075002007	SN PROPERTY MANAGEMENT LLC	6,098	\$69.47	\$2,440	5,184	5,184	\$80.38	48	0	48	\$67.45	\$44.95	0.14%
200	5075002006	SN PROPERTY MANAGEMENT LLC	6,085	\$68.46	\$8,848	4,908	4,908	\$121.45	48	0	48	\$67.45	\$37.36	0.14%
201	5075002005	COLORLAND GRAPHICS INC	6,086	\$68.47	\$8,687	3,200	3,200	\$79.19	48	0	48	\$67.45	\$275.38	0.16%
202	5075002004	DASDHASHTI MAHZAH CO-TRUSTEE MAHNAZ	6,086	\$68.47	\$8,687	4,800	4,800	\$120.17	48	0	48	\$67.45	\$333.11	0.15%
203	5075002003	KOSKINAS DOROTHY H	6,087	\$68.49	\$6,132	6,132	6,132	\$151.74	48	127	175	\$245.82	\$434.15	0.28%
204	5075002002	CHOI SU K	15,620	\$220.51	\$8,680	5,880	5,880	\$147.67	123	0	123	\$72.52	\$434.15	0.43%
205	5075002001	PINE SOLI PROPERTY LLC	4,193	\$118.23	\$7,360	7,360	7,360	\$182.13	46	91	137	\$192.52	\$434.15	0.25%
207	5075001011	IHY CHAP P AND	4,193	\$118.23	\$84.79	3,008	3,008	\$74.44	47	0	47	\$66.05	\$225.28	0.13%
208	5075001010	Hwa Chong Yi	5,968	\$68.88	\$2,350	5,692	5,692	\$68.15	50	0	50	\$66.05	\$298.83	0.12%
209	5075001009	CHAE PONG YI	5,956	\$68.87	\$8,033	1,600	1,600	\$180.29	45	0	45	\$66.05	\$193.16	0.11%
210	5075001008	KIM YOUNG Y AND	5,654	\$68.22	\$8,220	3,105	3,105	\$44.12	49	0	49	\$68.86	\$157.08	0.08%
211	5075001007	XU SHENG LE	12,689	\$10,651	\$15,424	2,230	2,230	\$88.47	9827	9,927	124	\$88.66	\$934.83	0.08%
212	5075001006	ARIAN JACK RUIZ JACK AND SYLVIA ARIAN TRUST	6,208	\$68.00	\$8,680	5,880	5,880	\$145.51	49	0	49	\$68.86	\$302.57	0.10%
213	5075001005	ARIAN JACK RUIZ JACK AND SYLVIA ARIAN TRUST	6,207	\$68.19	\$8,262	8,262	8,262	\$104.51	49	0	49	\$68.86	\$381.50	0.21%
214	5075001004	ARIAN JACK RUIZ JACK AND SYLVIA ARIAN TRUST	11,147	\$68.38	\$8,033	3,008	3,008	\$120.45	49	0	49	\$68.86	\$302.13	0.13%
215	5075001003	VIGIL CALLEAU AND JUANA M TRUST CEALAU AND JUANA M	6,093	\$68.57	\$10,651	1,600	1,600	\$180.29	49	0	49	\$68.86	\$207.69	0.17%
216	5075001002	MORA MATORIN	12,689	\$10,651	\$15,005	5,330	5,330	\$131.90	122	88	208	\$222.00	\$527.00	0.33%
217	5075001001	CAUDILLO ELYSSA TRUST CAUDILLO FAMILY TRUST	20,444	\$280.47	\$8,033	3,900	3,900	\$144.42	49	0	49	\$68.86	\$406.12	0.16%
219	5075001000	DIVINE HOTELS GROUP	3,900	\$92.27	\$238.23	0	0	\$65.41	25	0	25	\$65.13	\$302.57	0.08%
220	5075000999	DIVINE HOTELS GROUP	3,900	\$92.27	\$238.23	0	0	\$65.41	30	30	30	\$42.16	\$97.57	0.06%
221	5075000998	DIVINE HOTELS GROUP	4,193	\$118.23	\$7,360	7,360	7,360	\$182.13	46	91	137	\$192.52	\$434.15	0.25%
222	5075000997	CETINA ORLANDO SR CO-TRUST CETINA FAMILY TRUST	4,193	\$118.23	\$8,033	3,008	3,008	\$74.44	47	0	47	\$66.05	\$225.28	0.13%
223	5075000996	MORTORABILI LILLY TRUST SAMANI MORTORABILI FAMILY TRUST	7,625	\$108.34	\$12,620	4,030	4,030	\$104.51	50	215	215	\$225.28	\$434.15	0

BLO-PICO PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

	APN	PROPERTY OWNER	LOT AREA SF	LOT AREA BENEFIT UNITS	LOT AREA ASSESSMENT	IMPT AREA SF	IMPT AREA BENEFIT UNITS	IMPT AREA ASSESSMENT	PICO FRT FT	OTHER STREET FRT FT	FRT FT BENEFIT UNITS	FRT FT ASSESSMENT	TOTAL ASSESSMENT 2019	% of Total
226	5056004004	KEY HOLDINGS GROUP LLC	7,002	7,002	\$89.49	9,408	9,408	\$232.81	50	0	50	\$70.26	\$402.56	0.23%
227	5056004003	HYUN SUNG HI CITY REAL ESTATE INVESTMENTS LLC	6,989	6,989	\$89.44	7,770	7,770	\$192.20	50	0	50	\$70.26	\$361.98	0.21%
228	5056003027	CITY REAL ESTATE INVESTMENTS LLC	19,958	19,958	\$283.57	38,938	38,938	\$63.57	91	143	230	423	\$1,841.57	1.08%
229	5056003032	PICMEST LLC	13,471	13,471	\$191.40	2,442	2,442	\$5.99	91	137	228	420	\$320.40	0.30%
230	5056002040	SONG AN O BAY CITIES DISCOUNT KITCHEN AND APPLIANCES INC	7,173	7,173	\$101.92	5,715	5,715	\$14.43	48	0	48	\$67.46	\$310.78	0.18%
231	5056002021	BAY CITIES DISCOUNT KITCHEN AND APPLIANCES INC	13,223	13,223	\$187.88	19,890	19,890	\$492.20	93	132	225	316.19	\$96.27	0.57%
232	5056001055	MOSHFEH ESHAN OLLA COMPANY TRUST MOSHFEH FAMILY	6,667	6,667	\$94.73	0	0	\$0.00	49	0	49	\$68.86	\$163.58	0.09%
233	5056001034	1300 SOUTH VERMONT LLC	6,811	6,811	\$96.77	4,010	4,010	\$98.23	49	0	49	\$68.86	\$264.96	0.15%
234	5056001002	DIXON HEMITT AND DORIS	12,226	12,226	\$173.71	17,568	17,568	\$34.74	88	140	228	320.40	\$928.45	0.53%
235	5056001001	RUBIN IDA TRUST IDA RUBIN TRUST	6,812	6,812	\$96.79	1,811	1,811	\$44.82	49	0	49	\$68.86	\$210.46	0.12%
236			13,628	13,628	\$193.63	9,780	9,780	\$241.52	97	140	237	\$768.20	\$333.05	0.44%
		Zone 1 Sub Totals	4,100,903	4,088,936	\$58,097	2,347,691	2,347,691	\$58,097	18,350	23,012	41,342	\$58,097	\$174,290	100.00%

	Total Budget = \$174,290	Assessment Totals	Ass't Rates
33%	Lot Area Factor = Zone 1 Lot Area SF Rate	\$58,097	\$0.0142
33%	Improvement Area Factor = Zone 1 Improvement Area SF Rate	\$58,097	\$0.0247
33%	Street Frontage Factor = Zone 1 Street Frontage SF Rate	\$58,097	\$1.4053